WARRANTY DEED Karen Johnson Davidson County Batch# 1056364 **DEEDWARR** 10/03/2023 08:38:15 AM 2 pgs Fees: $13.00 Taxes: $2,249.60 20231003-0077495	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $608,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 09/29/2023. NOTARY PUBLIC MY COMMISSION EXPIRES 7/20/27

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4285

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Greg Kfoury and Britney Bolton		126-16-0A-547.00-CO
712 Riverbranch Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

William P. Van Alstine and Sara N. Van Alstine, Trustees of The Van Alstine Revocable Living Trust dated August 25, 2020

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Greg Kfoury, an unmarried man and Britney Bolton, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 339 on the Final Plat of Riverwalk, Phase 3C, as of record in Instrument No. 20050706-0077607 and as amended by Surveyor's Certificate of Correction of record in Instrument No. 20060104-0001187 and Instrument No. 20070330-0038464, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William P. Van Alstine and Sara N. Van Alstine, as joint tenants with right of survivorship by Warranty deed from John Preston Thompson and wife, Heather Thompson of record in Instrument No. 20180201-0010272 Register's Office for Davidson County, Tennessee, dated January 30, 2018 and recorded on February 01, 2018.

Being the same property conveyed to William P. Van Alstine and Sara N. Van Alstine, Trustees of the Van Alstine Revocable Trust, dated August 25, 2020, as tenants by the entireties by Warranty deed from William P. Van Alstine and Sara N. Van Alstine, husband and wife of record in Instrument No. 20200903-0100814 Register's Office for Davidson County, Tennessee, dated August 25, 2020 and recorded on September 03, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 712 Riverbranch Court Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on September 29, 2023.

The Van Alstine Revocable Living Trust

By: _____ trustee
William P. Van Alstine, Trustee

By: Sara N. Van Alstine, trustee
Sara N. Van Alstine, Trustee

STATE OF TENNESSEE

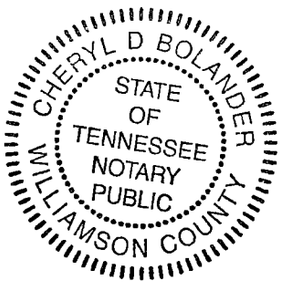
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public of said County and State, the within named William P. Van Alstine and Sara N. Van Alstine,Trustees of the The Van Alstine Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this September 29, 2023.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/25



File #: 2023-4285

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027